042.0 Map | 0005 Block | 0001.0 Lot | 1 of 1 CARD | Residential | ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,074,200	/	1,074,200
USE VALUE:	1,074,200	/	1,074,200
ASSESSED:	1,074,200	/	1,074,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
112	-114	WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KHOSROWDAD MEHRAN
Owner 2:	COSIC JANJA
Owner 3:	
Street 1:	112 WARREN ST UNIT #2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MACDONALD WILLIAM ETAL/TRUSTEE -
Owner 2:	MACDONALD FAMILY REVOCABLE TR -
Street 1:	210 KENT ST
Twn/City:	SCITUATE
St/Prov:	MA Cntry:
Postal:	02066

NARRATIVE DESCRIPTION

This parcel contains 5,782 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1900, having primarily Wood Shingle Exterior and 3577 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 20 Rooms, and 10 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	5782.000	599,400		474,800	1,074,200
Total Card	0.133	599,400		474,800	1,074,200
Total Parcel	0.133	599,400		474,800	1,074,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.31 | /Parcel: 300.3

Legal Description

User Acct

29301

GIS Ref

GIS Ref

Insp Date

11/18/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 042.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	568,300	0	5,782.	474,800	1,043,100	1,043,100	Year End Roll	12/18/2019
2019	111	FV	501,600	0	5,782.	504,400	1,006,000	1,006,000	Year End Roll	1/3/2019
2018	111	FV	501,600	0	5,782.	367,900	869,500	869,500	Year End Roll	12/20/2017
2017	111	FV	470,700	0	5,782.	320,500	791,200	791,200	Year End Roll	1/3/2017
2016	111	FV	470,700	0	5,782.	273,000	743,700	743,700	Year End	1/4/2016
2015	111	FV	424,500	0	5,782.	267,100	691,600	691,600	Year End Roll	12/11/2014
2014	111	FV	424,500	0	5,782.	219,600	644,100	644,100	Year End Roll	12/16/2013
2013	111	FV	424,500	0	5,782.	208,900	633,400	633,400		12/13/2012

!3562!

PRINT

Date	Time
12/10/20	18:47:03

LAST REV

Date	Time
06/24/19	14:08:23

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3562

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACDONALD WILLI	70564-552		1/29/2018		1,093,000	No	No		Remainer John P MacDonald-->Trust
MAC DONALD EILE	63601-320		5/13/2014	Convenience	1	No	No		
MAC DONALD EILE	36800-312		10/23/2002	Family	1	No	No		
	21069-390		3/1/1991		1	No	No		A

USER DEFINED

Prior Id # 1:	29301
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/9/2018	1682	Re-Roof	9,547	C				
7/7/2014	781	Siding	10,437					

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2019	I & E Return	JO	Jenny O
4/11/2019	SQ Returned	JO	Jenny O
11/18/2018	MEAS&NOTICE	CC	Chris C
4/1/2009	Measured	201	PATRIOT
2/29/2000	Measured	268	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		5782		Sq. Ft.	Site		0	80.	1.03	1									474,767						474,800	

Total AC/HA: 0.13274 | Total SF/SM: 5782 | Parcel LUC: 111 Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 474,767 | Spl Credit | Total: 474,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall		%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	4		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.94354206
Const Adj.:	0.99989998
Adj $ / SQ:	132.083
Other Features:	194500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	814404
Depreciation:	215003
Depreciated Total:	599401

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	20	BRs:	10	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	M
2	4	2	M
Totals			
4	20	10	

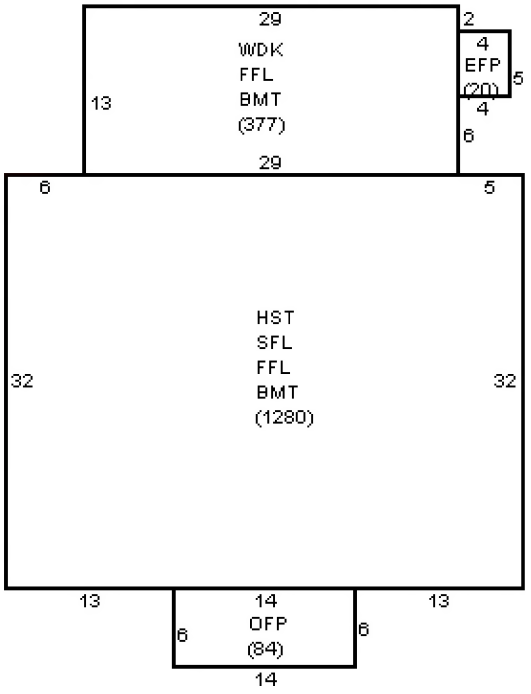
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	145.29
Special Features:	0	Val/Su Net:	104.88
Final Total:	599400	Val/Su SzAd	167.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,657	39.620	65,658
FFL	First Floor	1,657	132.080	218,861
SFL	Second Floor	1,280	132.080	169,066
HST	Half Story	640	132.080	84,533
WDK	Deck	377	8.650	3,262
OFP	Open Porch	84	36.140	3,036
EFP	Enclos Porch	20	72.590	1,452
	Net Sketched Area:	5,715	Total:	545,868
Size Ad	3577	Gross Are	6355	FinArea 3577

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	